



ASSOCIATION NEWSLETTER

August 4, 2011

ALL VEHICLES MUST BE CURRENTLY REGISTERED OR WILL BE TOWED

In the Phase 3 Parking lot (by 7602-7610), there are several vehicles that have expired registration. As a reminder, all vehicles at the Grove must be currently registered and be in working order. Otherwise, the vehicle will be towed at the vehicle's owner's expense. At this time, the following vehicles have been tagged for towing:

Green, BMW 740IL, CA #5ZWL096 (5/11)
White, Civic DX, CA 3EEL356 (6/11)
Dark, Toyota Camry, CA #5LUN067 (4/11)
Red, BMW 323IS, CA #4BUR539 (6/11)

These vehicles will be towed by the end of this month if they are not brought current with their registration. Thank you for your cooperation.

CIGARETTE BUTTS FOUND AT BLDGS 7606

It's been reported that someone(s) has been leaving cigarette butts around Bldg 7606. If you are from this building and you smoke, please properly dispose of your cigarette butts. For obvious reasons, please make sure they are completely extinguished and properly discarded. Leaving them around the building makes the building look tacky. Thank you.

LEAVING FOOD OUTSIDE ATTRACTING UNWANTED ANIMALS

As a reminder, you live in an area where there are wild animals constantly roaming and foraging around at night. Please do not leave any food outside...even if you live on the 2nd or 3rd floor. These animals (raccoons, skunks,

opossums, rodents, etc.) will try to climb the building to get to the food. If approached, they can become dangerous when they're trying to get to the food source or are surprised. Thank you.

ANNUAL MARATHON SCHEDULED

The Association received the following email from one of the organizers:

*I work with the SB Marathon which will be **Saturday, November 12th** this year. The race begins at 7:15 a.m. at Dos Pueblos High School and goes by the Grove Condos early in the race. The Grove is about mile 6.5 on the course and the runners will go by between 7:45 a.m. and 8:55 a.m. There will be some road closures near The Grove. The runners will be on the westbound side of Hollister Avenue going towards the Sandpiper Golf Course. Cars will be permitted on the eastbound side of Hollister Avenue, and there will be a deputy sheriff at the entrance to the Grove to permit homeowners to enter and exit the Grove during the race.*

The purpose of this e-mail is to inform you of this year's event and to find out if the homeowners at The Grove had any concerns with last year's race so that we can work on them prior to the race. Please let me know. Thank you.

Bill Rupp (ruppww@aol.com)

RENOVATION OF EXERCISE ROOM FORTHCOMING

With an owner's help, the Board is looking into renovating the Exercise Room. Please stay tuned.

MAINTENANCE CONCERNS?**CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION NOT RESPONSIBLE
FOR LARGE ITEMS LEFT AT
TRASH ENCLOSURE**

From time to time, large items such as furniture or appliances have been left at one of the trash enclosures. The garbage company will not pick up these items. If you have anything like this to discard, please personally arrange to have it done rather than leaving it at a trash enclosure. Your neighbor will appreciate your consideration.

**ASSOCIATION TO REPAIR LEAKY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/ mailing address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

**BOARD MEETING SCHEDULED;
REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for **August 11, 2011, at 6PM, at the Meeting Room of 7610 Hollister**. (Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month). All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

Prepared by: **BARTLEIN & COMPANY, INC.**
(805) 569-1121 FAX (805) 682-4341
3944 State Street, Suite 200
Santa Barbara, CA 93105
Email: jamesn@bartlein.com

 Bartlein
& Company, Inc.